

GOVERNMENT OF ANDHRA PRADESH

ABSTRACT

Municipal Administration and Urban Development Department - Venkatapuram Gram Panchayat, Eluru Mandal, West Godavari District - Change of land use from Agricultural land use to Residential use in R.S.No.382/1P & 386/P to an extent of Ac.4.56 cents applied by Shaik Muzaffer Rehman S/o Shaik Mastanvali - Draft variation - Issued - Confirmed - Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No.146

Dated:20.08.2014.

Read the following:

1. From Director of Town & Country Planning, Hyderabad Lr.Roc.No.7178/2013/R2, Dated: 22.07.2013.
2. Govt. Memo No. 18042/H1/2013-1, MA&UD (H1) Dept., Dated: 23.09.2013.
3. From the DT & CP, Hyd., Lr.Roc.No.7178/2013/R2, Dated: 14.11.2013.
4. Govt. Memo No.11411/I2/2012, MA&UD (I2) Dept., Dated:30.06.2012.
5. Govt. Memo No.18042/H1/2013-2, MA&UD (H1) Dept., 21.12.2013.
6. From the DTCP, A.P., Hyd., Lr.Roc.No.7178/2013/R2, Dated:05.02.2014.
7. From the Commissioner of Printing, A.P. Extraordinary Gazette No.846, Part-I, Dt.26.12.2013.

ORDER:-

The draft variation to the land use envisaged in the Master Plan for General Town Planning Scheme to Eluru issued in the reference 5th read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.846, Part-I, Dated:26.12.2013. The Director of Town & Country Planning, Hyderabad in the reference 3rd read above has informed that the applicant has paid an amount of Rs.37,000/- (Rupees Thirty Seven Thousand only) towards Development charges. Further in the reference 6th read above, the Director of Town & Country Planning, Andhra Pradesh, Hyderabad has informed that the draft variation notification has been published in two daily news papers one in English version and one in Telugu version and upon publication of notification, no suggestions/objections received from the public. Hence, the draft variations are confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**Dr. D. SAMBASIVA RAO,
PRINCIPAL SECRETARY TO GOVERNMENT**

To

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.
The Director of Town and Country Planning, Andhra Pradesh, Hyderabad.
The Regional Deputy Director of Town Planning, Rajahmundry, E.G. District.
The Panchayat Secretary,

Vekatapuram Gram Panchayat, Eluru Mandal, West Godavari District.

Copy to:

The Individual through the Panchayat Secretary, Vekatapuram G.P,
Eluru Mandal, West Godavari District.

The Collector & District Magistrate, West Godavari District.

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

(P.T.O.)

NOTIFICATION

In exercise of the powers conferred by clause (a) of Sub- Section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920, the Government of Andhra Pradesh hereby makes the following variation to the Master Plan of Eluru Town, the same having been previously published in the Extra-ordinary issue of Andhra Pradesh Gazette No.846, Part-I, dated:26.12.2013 as required by clause (b) of the said section.

VARIATION

The site in R.Sy.No.382/1P & 386/P to an extent of Ac.4.56 cents of Venkatapuram, Eluru Town, the boundaries of which shown in the schedule hereunder and which is earmarked for Agricultural Land use in the GTP Scheme (Master Plan) of Eluru sanctioned in G.O.Ms.No.312 MA., Dated: 25.07.1975 is now designated for Residential use by variation of change of land use as the proposed site is abutting proposed 80'-0" wide road and land pockets nearby the proposed site were already approved for change of land use and also based on the Panchayat Resolution No.48, Dated: 10.06.2013 and as marked "A – G" in the revised part proposed land use map G.T.P.37/2013/R available in the Municipal Office, Eluru Town, **subject to the following conditions;**

1. The applicant shall obtain prior technical approval from the competent authority before commencement of developmental activity in the site under reference.
2. The applicants shall hand over area affected in the Master Plan (road widening) as shown in the site plan i.e., 385.14 sq.mts to the Venkatapuram G.P. by way of Registered Gift Deed at free of cost.
3. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
4. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and Andhra Pradesh Agriculture Ceiling Act.
5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the proof of any title of the land.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUDNARIES

North	: Agricultural land in R.S.No.401
East	: Agricultural land in R.S.No.381 & 387
South	: Existing 45'-87' wide B.T. Road to be widened to 80'-0" in R.S.No.380/2.
West	: Agricultural land in R.S.No. 382/1P & 386/P.

**Dr. D. SAMBASIVA RAO,
PRINCIPAL SECRETARY TO GOVERNMENT**

SECTION OFFICER

